

Waterville

62-66

BK 7162 PG 127

QUITCLAIM DEED WITH COVENANT

NO TRANSFER
TAX PAID

Maine Statutory Short Form

037795

KNOW ALL MEN BY THESE PRESENTS, that **ARLYNE R. SACKS**, an individual residing in Auburn, County of Androscoggin and State of Maine, for consideration paid, grants to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BATH**, a federally-chartered savings and loan association with a principal office in Bath, County of Sagadahoc and State of Maine, with a mailing address of 125 Front Street, Bath, Maine 04530, with quitclaim covenants, certain real property located in the Town of Waterville, County of Kennebec and State of Maine, as more fully described on **Exhibit A** attached hereto and incorporated herein by reference.

This conveyance is subject to a Mortgage and Security Agreement from the Grantor to First Federal Savings and Loan Association of Bath dated June 30, 1995, and recorded in the County Registry of Deeds in Book 4923, Page 239.

This Deed is executed, delivered, and by the recording thereof finally accepted as a deed in lieu of foreclosure of, and not as additional security for, the above referred-to Mortgage to Arlyne R. Sacks. It is the intention of the Grantor to transfer absolute title to the above-described premises to the Grantee free of any equity of redemption by the Grantor. It is further the intention of the Grantor and the Grantee that the lien created by the above referred-to Mortgage to Grantee will not merge into the fee title acquired by the Grantee pursuant to this Deed. No such merger shall occur until such time as the Grantee executes a written instrument specifically effecting that merger and duly records the same.

IN WITNESS WHEREOF, Arlyne R. Sacks has executed this Deed this 21 day of September, 2002.

OCT

Arlyne R. Sacks
Arlyne R. Sacks

STATE OF MAINE
Androscoggin County SS.

OCT
September 21, 2002

Then personally appeared the above-named Arlyne R. Sacks and acknowledged the foregoing instrument to be her free act and deed.



Before me,
Tammy L.M. Weston
Notary Public
Printed Name: TAMMY L.M. WESTON
My Commission Expires January 5, 2005

Monaghan Leahy 4
PO Box 7046
Bath ME 04502-7046

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EXHIBIT A

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

FIRST:

A certain lot or parcel of land situated on the easterly side of Main Street, Waterville, Maine, more particularly described in a deed of Foresite, Inc., dated August 29, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1688, Page 80, to Howard Sacks. For a more particular description of the parcel of land reference is made to the aforesaid deed which description is incorporated herein by reference. The deed erroneously includes in its description the lot acquired by Howard Sacks by deed of Percy H. Willette recorded in the Kennebec County Registry of Deeds in Book 1518, Page 871, which parcel of land is described in parcel SECOND below.

SECOND:

A certain lot or parcel of land located on the easterly side of Main Street, Waterville, Maine, acquired by Howard Sacks by deed of Percy H. Willette et ux dated April 30, 1970, and recorded in the Kennebec County Registry of Deeds in Book 1518, Page 871. The description contained in the aforesaid deed is incorporated herein by reference.

THIRD:

A certain lot or parcel of land more particularly described in the deed of Foresite, Inc., to Howard Sacks which description is incorporated herein by reference dated March 8, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2085, Page 331.

FOURTH:

A certain lot or parcel of land situated on the southerly side of the Armory Road in Waterville, Maine, being a portion of premises acquired by Howard Sacks by deed of Lewis J. Rosenthal dated October 10, 1975, and recorded in the Kennebec County Registry of Deeds in Book 1856, Page 278, the description contained therein being incorporated herein by reference.

Being all and the same premises conveyed to Arlyne R. Sacks by Warranty Deed from Arlyne R. Sacks, Personal Representative of the

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Estate of Howard B. Sacks, dated October 25, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2624, Page 215.

Excepting and reserving a certain lot or parcel of land situated in Waterville and described as follows:

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and more particularly bounded and described as follows, to wit:

Commencing at a point on the southwesterly right of way line of Main Street in the northeasterly corner of premises presently owned by one Charles Chase; thence in a general northwesterly direction along the southwesterly right of way line of Main Street a distance of three hundred seventy-eight (378) feet, more or less, to a point in the southeasterly corner of premises presently owned by one Carl Beck; thence in a general southwesterly direction along the southeasterly line of premises of Carl Beck a distance of one hundred eighty (180) feet, more or less, to a point; thence at a right angle and in a general northwesterly direction a distance of one hundred (100) feet, more or less, to a point; thence at a right angle and in a general northeasterly direction along the northwesterly line of premises of Carl Beck a distance of one hundred eighty (180) feet, more or less, to a point on the southwesterly right of way line of Main Street; thence in a general northwesterly direction along the southwesterly right of way line of Main Street a distance of three hundred (300) feet, more or less, to a point in the southeasterly corner of premises presently occupied by MacDonalds; thence in a general southwesterly direction along the southeasterly line of premises presently occupied by MacDonalds a distance of two hundred (200) feet, more or less; thence at a right angle and in a general northwesterly direction along the southwesterly line of premises presently occupied by MacDonalds a distance of sixty (60) feet, more or less; thence at a right angle and in a general southwesterly direction along a southeasterly boundary of premises presently occupied by MacDonalds a distance of forty-six (46) feet, more or less; thence in a general northwesterly direction along the southwesterly boundary of premises occupied by MacDonalds a distance of two hundred fifteen (215) feet, more or less, to a point in the southerly boundary of premises presently owned by Elm Realty Trust which point is situated two hundred fifty-two and six tenths (252.6) feet northwesterly of an iron pin situated on the southwesterly right of way line of Main Street; thence north sixty degrees west (N 60° W) along the southerly boundary of premises presently owned by Elm Realty Trust a distance of six hundred seventy (670) feet, more or less, to a point; thence in a general southerly direction along the easterly right of way line of Rupert Street extended a distance of seven hundred eighty (780) feet, more or less, to a point; thence at a right angle and in a general easterly direction a distance of twelve hundred twenty-five (1225) feet, more or less, to a point situated on the southwesterly line of premises belonging to Charles Chase; thence in a general northwesterly direction along the southwesterly line of premises of Charles Chase to the

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northwesterly corner of premises of Charles Chase; thence in a general easterly direction along the northerly line of premises of Charles Chase to the point of beginning.

See also deed of Foresite, Inc., to Howard Sacks recorded in the Kennebec County Registry of Deeds in Book 1592, Page 523 and deed from Foresite, Inc., to Howard Sacks recorded in the Kennebec County Registry of Deeds in Book 1610, Page 83.

Also, excepting the following four parcels which have been previously conveyed:

1. Deed from Arlyne R. Sacks to Tico Corporation dated March 14, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2783, Page 213.
2. Deed from Arlyne R. Sacks to Tico Corporation dated January 25, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3899, Page 231.
3. Deed from Howard Sacks to Lewis Rosenthal et al dated November 2, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1688, Page 83.
4. Deed from Howard Sacks to Elm Plaza Tennis Co. dated June 21, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1920, Page 4.

RECEIVED KENNEBEC SS.

2002 NOV 27 AM 9:00

ATTEST: *Randy Carter*
REGISTER OF DEEDS